124.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,217,600 / 1,217,600
					USE VALUE:	1,217,600 / 1,217,600
					ASSESSED:	1,217,600 / 1,217,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-9A	ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JASON TERRACE LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY E/ETAL -
Owner 2:	DAVIDSON HENRY E JR -
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,874 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2843 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5874.000	681,000		536,600	1,217,600
Total Card	0.135	681,000		536,600	1,217,600
Total Parcel	0.135	681,000		536,600	1,217,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.36 | /Parcel: 428.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	681,000	0	5,874.	536,600	1,217,600	1,217,600	Year End Roll	12/18/2019
2019	104	FV	500,600	0	5,874.	566,400	1,067,000	1,067,000	Year End Roll	1/3/2019
2018	104	FV	512,700	0	5,874.	417,400	930,100	930,100	Year End Roll	12/20/2017
2017	104	FV	480,900	0	5,874.	399,500	880,400	880,400	Year End Roll	1/3/2017
2016	104	FV	480,900	0	5,874.	369,700	850,600	850,600	Year End	1/4/2016
2015	104	FV	428,800	0	5,874.	310,000	738,800	738,800	Year End Roll	12/11/2014
2014	104	FV	428,800	0	5,874.	302,900	731,700	731,700	Year End Roll	12/16/2013
2013	104	FV	446,000	0	5,874.	288,600	734,600	734,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY	44614-109		2/9/2005	Family	99	No	No		
DAVIDSON HENRY	24927-115		10/17/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/1999	420	Manual	25,000					WINDOWS/SIDING/ROO

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/12/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5874		Sq. Ft.	Site		0	90.	1.02	10									536,600						536,600	

Total AC/HA: 0.13485 | Total SF/SM: 5874 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 536,600 | Spl Credit | Total: 536,600

User Acct

79916

GIS Ref

GIS Ref

Insp Date

05/11/18

!9636!

PRINT

Date	Time
12/11/20	00:05:06

LAST REV

Date	Time
08/23/18	11:41:31

apro

9636

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	79916
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:		
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06063747
Const Adj.:	0.99980003
Adj $ / SQ:	180.272
Other Features:	126500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763498
Depreciation:	82458
Depreciated Total:	681040

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

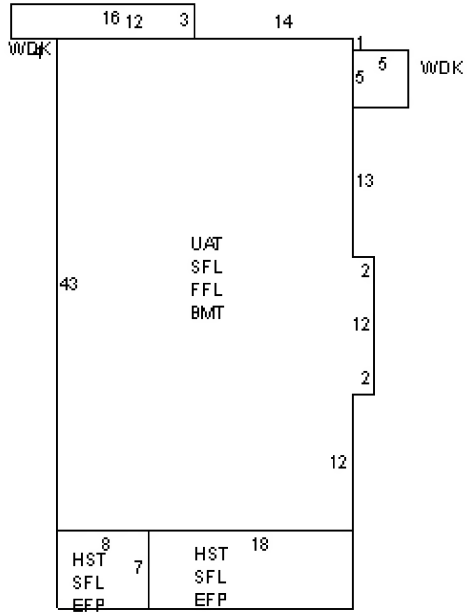
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.30
Special Features:	0	Val/Su Net:	160.61
Final Total:	681000	Val/Su SzAd	266.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,324	180.270	238,681
BMT	Basement	1,142	54.080	61,761
FFL	First Floor	1,142	180.270	205,871
UAT	Upper Attic	286	126.190	36,027
EFP	Enclos Porch	182	42.180	7,676
HST	Half Story	91	180.270	16,405
WDK	Deck	73	16.000	1,168
	Net Sketched Area:	4,240	Total:	567,589
Size Ad	2557	Gross Are	5187	FinArea 2843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	